



City Services Move To The Round:

Frequently Asked Questions:

1. **Q: When will city services be moving?**

A: City services will tentatively move in late summer 2014.

2. **Q: Where is The Beaverton Building located?**

A: The Beaverton Building is located at 12725 SW Millikan Way, Beaverton, OR 97005. The mailing address is the same: PO Box 4755, Beaverton, OR 97076.

3. **Q: What did the city name the new building?**

A: The city-owned office building at The Round has been named, The Beaverton Building.

4. **Q: Which departments will move to The Beaverton Building?**

A: All city departments currently operating out of City Hall are expected to move to The Beaverton Building, with the exception of police, emergency services and municipal court.

5. **Q: What does this mean for you?**

A: By late summer 2014, you will get your passports, building permits/licenses, recycling/garbage information, and all other city services at The Beaverton Building.

6. **Q: How many employees are moving to The Beaverton Building?**

A: There are 175 employees relocating to The Beaverton Building.

7. **Q: Is the city occupying the whole building?**

A: No, just the first, second, and third floors, the renters will continue to lease space on the second and third floors. Currently, the building is fully leased.

8. **Q: Will this move cause my property taxes to increase?**

A: No, moving to The Beaverton Building will not raise property taxes in Beaverton.

9. **Q: How does moving to The Round fit in with the city's Urban Renewal Plan?**

A: The purchase of this building and moving city services are not urban renewal projects. No urban renewal funds were allocated for the purchase of the building or the move. However, moving city staff to The Round should have a positive economic impact on nearby businesses.

10. **Q: Where will visitors park when coming to The Beaverton Building?**

A: The public can park in spots labeled visitor parker and or in the parking garage.

Funding

1. Q: How much did the city pay for The Beaverton Building?

A: The city paid \$8.65 million for the building. The estimated replacement value of the building is \$17.5 million.

2. Q: What are the estimated costs for the building renovations, one percent for the arts, loan, bond fees, LEED and the move from Griffith Drive to The Beaverton Building?

A: The estimated cost is \$5.7 million, which includes hard costs (tenant improvements, workstations, ancillary furniture, signage and security), soft costs (architecture & engineering, permits, systems development charges, land use consultant, traffic study, move costs, project manager, LEED certification and one percent for the arts), contingency and financing costs.

3. Q: What is being funded through revenue bonds?

A:

- Designing and constructing improvements to the building
- Acquiring and installing fixtures, furnishings and equipment to the building
- Relocating city personnel and equipment to the building
- Paying any other related additions, replacements, expansions and/or improvements to the building
- Paying any fees, charges or taxes related to the move
- Funding a debt service reserve fund, if necessary
- Paying related bond issuance costs
- Reimbursing the city's general fund for a portion of the original cost to acquire the land and building

4. Q: How much do you expect to spend on reimbursement of the cost to purchase the building?

A: The remaining money, approximately \$1.2 million, will be used for purchase cost reimbursement.

5. Q: Why did the city buy The Beaverton Building?

A: Buying the building ended an expensive lease and saved the city more than \$13 million over the life of the lease for the space that housed the city-owned Central Plant.

A: The city also gained a valuable asset by acquiring the Class-A office building. The estimated replacement value of the building is \$17.5 million.

6. Q: What's the Central Plant?

A: The Central Plant is a heating and cooling system that provides services to most of the buildings at The Round. The plant is located on the first floor of The Beaverton Building and takes up about 4,500 square feet of space. The space includes boilers, chillers and an elaborate system of pipes.